

THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

Mesa Trails HOA Fee Schedule

According to the Covenants, Codes and Restrictions (CCRs) for Mesa Trails, the HOA Board has the authority to contact and work with residents in the community if HOA rules are not being followed or if another resident has placed a complaint that the Board has reviewed and considered valid. As a reminder, the CCRs and Rules documents are received by all Homeowners when purchasing a home and are available online at <http://hoasites.goodwintx.com/met>.

In some instances, the process for enforcement of CCRs and Rules is explicit in these documents while in other situations the enforcement process is not clear. In those situations the HOA Board needs a basic process that is standard for instances of non-compliance to provide notification, correction and/or feedback to the resident who initiated the complaint.

The following procedures and fee schedule have been approved by the Board to provide them with a mechanism for compliance enforcement where none currently exists.

Verbal /Courtesy Notice - Notification to resident by Board Member(s) of the infraction with time to correct the infraction/initiate a plan for correction within TEN days from the date of the notice.

FIRST Written Notice - IF after the initial notification period there has not been correction of the infraction/initiation of a plan for correction, a written notice will be issued granting the resident TEN days to correct the infraction/initiate a plan for correction. The notice will include applicable fees from the management company (certified letter, office services, etc).

SECOND Written Notice - IF after the FIRST Written Notice there has not been correction of the infraction/initiation of a plan for correction, a SECOND written notice will be issued granting the resident TEN days to correct the infraction/initiate a plan for correction. This notice will include a FEE of \$50.00 and cumulative applicable fees from the management company (certified letter, office services, etc).

THIRD Written Notice - IF after the SECOND Written Notice there has not been correction of the infraction/initiation of a plan for correction; a THIRD written notice will be issued granting the resident TEN days to correct the infraction/initiate a plan for correction. This notice will include potential restrictions in the community, an additional FEE of \$50.00 and cumulative applicable fees from the management company (certified letter, office services, etc).

Following the THIRD Written Notice, if the resident has not made the correction or initiated a correction plan then the HOA Board may continue to assess the resident and pursue legal recourse.

By my signature below, I, the president of the Association, acting in my official capacity for the Association, do hereby certify that this First Amendment has been approved by the board of directors.

THE ASSOCIATION

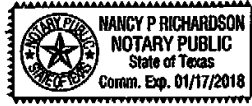
Mesa Trails Homeowners Association, Inc.

By: 
DAVID FOX
President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on December 8, 2014, by David Fox, president of and for Mesa Trails Homeowners Association, Inc., a Texas Nonprofit Corporation, on behalf of said Corporation.




Notary Public Signature



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

December 09 2014 11:18 AM

FEE: \$ 30.00 2014182803